156.0	0003	0004.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,150,300	/	1,150,300
USE VALUE:	1,150,300	/	1,150,300
ASSESSED:	1,150,300	/	1,150,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
173		CEDAR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STAR JONATHAN R ETAL/ TRS
Owner 2:	173 CEDAR AVENUE REALTY TRUST
Owner 3:	
Street 1:	173 CEDAR AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	STAR JONATHAN R -
Owner 2:	HILL HEATHER C -
Street 1:	173 CEDAR AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .229 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1915, having primarily Vinyl Exterior and 2444 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9977.000	574,900		575,400	1,150,300
Total Card	0.229	574,900		575,400	1,150,300
Total Parcel	0.229	574,900		575,400	1,150,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 470.66 | /Parcel: 470.66

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	103809
GIS Ref	
GIS Ref	
Insp Date	01/20/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 156.0-0003-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	574,900	0	9,977.	575,400	1,150,300		Year end	12/23/2021
2021	101	FV	558,900	0	9,977.	575,400	1,134,300		Year End Roll	12/10/2020
2020	101	FV	558,900	0	9,977.	575,400	1,134,300	1,134,300	Year End Roll	12/18/2019
2019	101	FV	403,800	0	9,977.	539,500	943,300	943,300	Year End Roll	1/3/2019
2018	101	FV	403,800	0	9,977.	446,000	849,800	849,800	Year End Roll	12/20/2017
2017	101	FV	403,800	0	9,977.	410,000	813,800	813,800	Year End Roll	1/3/2017
2016	101	FV	403,800	0	9,977.	374,000	777,800	777,800	Year End	1/4/2016
2015	101	FV	381,900	0	9,977.	366,800	748,700	748,700	Year End Roll	12/11/2014

!12221!

PRINT

Date	Time
12/30/21	14:10:46

LAST REV

Date	Time
10/21/21	10:22:37
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12221

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STAR JONATHAN R	78879-326	1	10/8/2021	Convenience	10	No	No		
CHUANG ISAAC	49459-275		5/17/2007		560,000	No	No		
CONNORS DAVID B	34120-5		11/21/2001		439,000	No	No		
	21594-532		12/1/1991		1	No	No		F

USER DEFINED

Prior Id # 1:	103809
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/28/2008	281	Addition	75,000			G10	GR FY10	ph1,replace 2nd fl
9/9/2003	745	Manual	18,000					solar system on ro
4/20/1993	115		20,000					19X19 ADD W/BATH

ACTIVITY INFORMATION

Date	Result	By	Name
1/20/2018	Meas/Inspect	HS	Hanne S
12/3/2008	MLS	MM	Mary M
10/31/2008	Meas/Inspect	163	PATRIOT
7/27/2007	MLS	HC	Helen Chinal
6/23/2005	Permit Visit	BR	B Rossignol
2/3/2002	MLS	MM	Mary M
1/3/2000	Inspected	276	PATRIOT
11/23/1999	Measured	268	PATRIOT
12/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9977		Sq. Ft.	Site		0	80.	0.72	9									575,449						575,400	

Total AC/HA:	0.22904	Total SF/SM:	9977	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	575,449	Spl Credit		Total:	575,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.07962358
Const Adj.:	0.98990101
Adj $ / SQ:	149.621
Other Features:	119000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	602631
Depreciation:	27721
Depreciated Total:	574910

COMMENTS

PDAS PF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2008
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

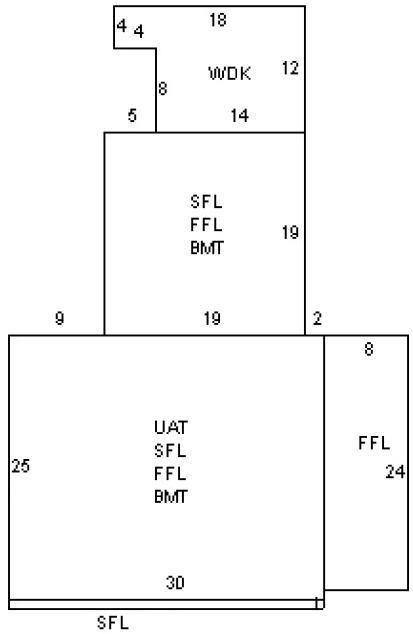
No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	164.58
Special Features:	0	Val/Su Net:	146.40
Final Total:	574900	Val/Su SzAd	235.23

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,303	149.620	194,956
SFL	Second Floor	1,141	149.620	170,717
BMT	Basement	1,111	44.890	49,869
UAT	Upper Attic	188	59.850	11,222
WDK	Deck	184	11.320	2,083
	Net Sketched Area:	3,927	Total:	428,847
Size Ad	2444	Gross Area	4489	FinArea 2444

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

156.0-0003-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8 X 10	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:	Total:

IMAGE

AssessPro Patriot Properties, Inc